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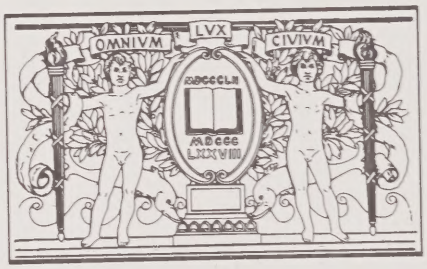

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APPENDIX TO
BOSTON EMPLOYMENT TRENDS
AND PROJECTIONS BY INDUSTRY

Jeffrey P. Brown

(September 16, 1986)
(November 12, 1986)
December 12, 1986

Department of Research and Policy Development

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The following set of annotated tables provide more detail and insight into the employment and estimates contained in "Boston Employment Trends and Projections to the Year 2000." That report includes estimates of employment in Boston by major industry group and in office space for the years, 1976 and 1980-1985. Projections for 1990, 1995 and 2000 are based on several sources which are described in more detail in this appendix.

Tables A-1 through A-9 present the various sources used to select rates of change in employment by industry group (1-digit SIC codes). Greater detail is provided for Boston's main growth industries in Tables A-10 through A-23. Percent changes for five-year intervals are shown for the finance/insurance/real estate industry in Tables A-10 through A-12. Employment in that sector in 1976 and 1984 is shown in Table A-13. The remaining ten tables show similar information for the services, including a comparison of the composition of employment in medical services in Massachusetts and Suffolk County (Tables A-16 and A-17).

Table A-1. Comparison of Projected Employment Changes in Agricultural Services, Forestry, Fishing and Mining, Based on Various Sources, 1985-2000

(in percent)

	1985-90	1990-95	1995-2000	
Bureau of Economic Analysis				
Boston NECMA /1	0.0	17.4	11.1	
Massachusetts	28.0	18.0	11.9	
National Planning Association				
Boston MSA /2	1.7	4.9	4.8	
Massachusetts	3.7	5.0	6.8	
MA. Division of Employment Security /3				1984-95
Massachusetts				10.0
Boston Regional Economic Model /4				
Suffolk County	-19.4	-3.3		
Boston Metro	-0.2	13.0		
Boston Redevelopment Authority /5				
Boston City	11.9	2.4		
Composite Growth Rates /6				
Boston MSA	3.0	6.0	5.0	
Boston City	1.0	0.4	0.4	
Projected Employment Based on Composite Rate:	1985	1990	1995	2000
Boston City	1,277	1,290	1,295	1,300

Comments:

Assumes that this will continue to be a marginal sector with slight growth in mining services, landscape and horticultural services and stability in fishing.

1/ NECMA is the New England County Metropolitan Area which includes Boston, Lawrence, Salem, Lowell and Brockton, MA. Bureau of Economic Analysis Regional Projections, December 1985.

2/ MSA is the Metropolitan Statistical Area as defined by the Bureau of the Census, U.S. Department of Commerce. National Planning Association, June 1986.

3/ MDES, Massachusetts Industrial Employment Projected Changes, 1984-1995, May 1986.

4/ Suffolk County and 5-county Metro Area models developed by Regional Economic Models, Inc., 1985.

5/ Research Department projections prepared by Greg Perkins based on state, regional and national employment projections, 1984

6/ Composite rates are roughly "averages" of the rates for the comparable growth rates for each industry. Judgment based on knowledge of local development projects and industry trends influenced the selection of composite rates.

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Table A-2. Comparison of Projected Employment Changes in Construction, Based on Various Sources, 1985-2000

(in percent)

	1985-90	1990-95	1995-2000	
Bureau of Economic Analysis				
Boston NECMA /1	20.7	6.1	5.2	
Massachusetts	22.3	7.1	5.9	
National Planning Association				
Boston MSA /2	9.4	6.4	3.9	
Massachusetts	9.1	6.0	3.7	
MA. Division of Employment Security /3				1984-95
Massachusetts				28.3
Boston Regional Economic Model /4				
Suffolk County	8.0	9.1		
Boston Metro	16.2	11.9		
Boston Redevelopment Authority /5				
Boston City	27.8	8.3		
Composite Growth Rates /6				
Boston MSA	15.0	9.0	7.5	
Boston City	6.0	4.0	2.0	
Projected Employment Based on Composite Rate:	1985	1990	1995	2000
Boston City	13,654	14,473	15,052	15,353

Comments:

Assumes that land use competition will limit this sector to moderate growth. While construction taking place in Boston will expand, construction firms outside of Boston will continue to obtain contracts and subcontracts to a large extent. Growth within the city is most likely to come from expansion of existing firms, rather than large firms starting up in Boston.

Notes: see Table A-1.

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Table A-3. Comparison of Projected Employment Changes in Manufacturing, Based on Various Sources, 1985-2000

(in percent)

	1985-90	1990-95	1995-2000	
Bureau of Economic Analysis				
Boston NECMA /1	17.1	7.4	5.7	
Massachusetts	14.2	5.7	4.4	
National Planning Association				
Boston MSA /2	9.2	5.5	5.3	
Massachusetts	6.1	3.5	4.0	
MA. Division of Employment Security /3				1984-95
Massachusetts				5.7
Boston Regional Economic Model /4				
Suffolk County	-1.6	0.8		
Boston Metro	10.8			
Boston Redevelopment Authority /5				
Boston City	14.8	4.0		
Composite Growth Rates /6				
Boston MSA	9.8	5.8	5.3	
Boston City	-2.0	-1.7	-1.6	
Projected Employment Based on Composite Rate:	1985	1990	1995	2000
Boston City	42,535	41,684	40,976	40,320

Comments:

Assumes a stablizing of the decline, but growth in other sectors will chip away at the land devoted to industrial use. The Economic Development Industrial Corporation of Boston expects no new major industrial firms to locate in Boston, and current industrial plant space is fully occupied. Increases in labor productivity imply a decrease in manufacturing employment even without the competition for scarce land.

Notes: See Table A-1. JPB 9.10.86

Table A-4. Comparison of Projected Employment Changes in Transportation/Communication/Public Utilities, Based on Various Sources, 1985-2000

(in percent)

	1985-90	1990-95	1995-2000	
Bureau of Economic Analysis				
Boston NECMA /1	12.3	8.1	6.5	
Massachusetts	12.7	8.4	6.5	
National Planning Association				
Boston MSA /2	9.9	6.6	7.5	
Massachusetts	9.6	6.4	7.3	
MA. Division of Employment Security /3				1984-95
Massachusetts				6.7
Boston Regional Economic Model /4				
Suffolk County	2.0	4.4		
Boston Metro	7.1			
Boston Redevelopment Authority /5				
Boston City	0.4	6.2		
Composite Growth Rates /6				
Boston MSA	9.9	7.0	7.0	
Boston City	2.0	4.4	4.0	
Projected Employment Based on Composite Rate:	1985	1990	1995	2000
Boston City	36,588	37,320	38,962	40,520

Comments:

Assumes that providers of utilities and infrastructure will grow moderately in support of increases in employment and population.

Notes: See Table A-1. JPB 9.10.86

Table A-5. Comparison of Projected Employment Changes in Wholesale Trade, Based on Various Sources, 1985-2000

(in percent)

	1985-90	1990-95	1995-2000	
Bureau of Economic Analysis				
Boston NECMA /1	10.0	5.9	5.1	
Massachusetts	12.1	7.1	5.8	
National Planning Association				
Boston MSA /2	1.4	1.2	4.4	
Massachusetts	2.2	1.5	4.5	
MA. Division of Employment Security /3				1984-95
Massachusetts				16.0
Boston Regional Economic Model /4				
Suffolk County	-13.0	-5.8		
Boston Metro	0.5	4.0		
Boston Redevelopment Authority /5				
Boston City	2.2	3.7		
Composite Growth Rates /6				
Boston MSA	6.0	4.5	5.0	
Boston City	0.8	0.5	0.4	
Projected Employment Based on Composite Rate:	1985	1990	1995	2000
Boston City	25,799	26,005	26,135	26,240

Comments:

Assumes that wholesale trade continues to hold a diminishing share of the Boston economy. However, growth in retail trade and other sectors will end the absolute decline that has occurred in recent years. Wholesale trade has land use factors similar to those in manufacturing; rising land values will inhibit growth.

Notes: See Table A-1.

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Table A-6. Comparison of Projected Employment Changes in Retail Trade, Based on Various Sources, 1985-2000

(in percent)

	1985-90	1990-95	1995-2000	
Bureau of Economic Analysis				
Boston NECMA /1	11.0	8.1	5.5	
Massachusetts	12.7	9.0	6.0	
National Planning Association				
Boston MSA /2	7.0	2.7	2.5	
Massachusetts	8.1	3.4	2.9	
MA. Division of Employment Security /3				1984-95
Massachusetts				18.1
Boston Regional Economic Model /4				
Suffolk County	1.2	3.1		
Boston Metro	10.5	9.1		
Boston Redevelopment Authority /5				
Boston City	-0.4	4.6		
Composite Growth Rates /6				
Boston MSA	11.0	8.0	6.0	
Boston City	6.0	4.4	3.3	
Projected Employment Based on Composite Rate:	1985	1990	1995	2000
Boston City	63,658	67,477	70,422	72,727

Comments:

Assumes that the retail trade trend reversal of 1982-1985 continues; growth would be at a lesser rate than the Metro Area, and Boston's share of the Metro Area would fall slightly. Eating and drinking places and food stores and new retail development projects will more than offset lags in other retail sectors in the city, including the neighborhoods. Growth in employment and population in the downtown area reversed the decline in retail trade (1967-1982).

Notes: See Table A-1. JPB 9.10.86

Table A-7. Comparison of Projected Employment Changes in Finance/Insurance/Real Estate, Based on Various Sources, 1985-2000

(in percent)

	1985-90	1990-95	1995-2000	1984-95
Bureau of Economic Analysis				
Boston NECMA /1	0.0	10.5	7.0	
Massachusetts	15.4	10.5	7.0	
National Planning Association				
Boston MSA /2	13.5	7.6	11.3	
Massachusetts	13.6	7.5	11.2	
MA. Division of Employment Security /3				
Massachusetts				16.2
Boston Regional Economic Model /4				
Suffolk County	7.1	4.4		
Boston Metro	10.9			
Boston Redevelopment Authority /5				
Boston City	13.3	5.9		
Composite Growth Rates /6				
Boston MSA	13.5	9.0	8.8	
Boston City	12.0	7.0	6.0	

Projected Employment Based on Composite Rate:	1985	1990	1995	2000
Boston City	85,106	95,319	101,991	108,110

Comments:

Implies slightly decreasing Boston share of Metro, but assumes somewhat stronger growth than the Boston Regional Economic Model forecast.

Notes: See Table A-1.

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Table A-8. Comparison of Projected Employment Changes in Services, Based on Various Sources, 1985-2000

(in percent)

	1985-90	1990-95	1995-2000	
Bureau of Economic Analysis				
Boston NECMA /1	15.5	11.4	6.6	
Massachusetts	14.5	11.3	6.5	
National Planning Association				
Boston MSA /2	21.7	19.3	18.2	
Massachusetts	21.6	19.2	18.1	
MA. Division of Employment Security /3				1984-95
Massachusetts				25.1
Boston Regional Economic Model /4				
Suffolk County	19.2	12.6		
Boston Metro	23.0	16.0		
Boston Redevelopment Authority /5				
Boston City	16.0	11.5		
Composite Growth Rates /6				
Boston MSA	22.0	16.0	13.6	
Boston City	18.1	13.2	11.4	
Projected Employment Based on Composite Rate:	1985	1990	1995	2000
Boston City	225,851	266,678	301,845	336,109

Comments:

Implies slightly decreasing Boston share of Metro. Growth rates are close to those of the Metro Area and higher than previous city projections. Although hospitals will retard health services' growth somewhat, professional and business services will be the fastest growing business types in Boston.

Notes: See Table A-1. JPB 9.10.86

Table A-9. Comparison of Projected Employment Changes in Government, Based on Various Sources, 1985-2000

(in percent)

	1985-90	1990-95	1995-2000	
Bureau of Economic Analysis				
Boston NECMA /1	1.4	1.3	0.8	
Massachusetts	1.4	1.4	0.9	
National Planning Association				
Boston MSA /2	13.2	4.1	3.0	
Massachusetts	13.9	4.3	3.1	
MA. Division of Employment Security /3				1984-95
Massachusetts				0.2
Boston Regional Economic Model /4				
Suffolk County	3.2	2.1		
Boston Metro	4.3			
Boston Redevelopment Authority /5				
Boston City	0.2	5.0		
Composite Growth Rates /6				
Boston MSA	7.0	4.0	2.5	
Boston City	3.0	2.0	1.2	

Projected Employment Based on Composite Rate:	1985	1990	1995	2000
Boston City	99,168	102,143	104,186	105,436

Comments:

Assumes moderate growth due to increasing demand for public services from expanding employment base and resident population.

Notes: See Table A-1.

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Table A-10. Comparison of Projected Employment Changes in Banking, Based on Various Sources, 1985-2000

(in percent)

	1985-90	1990-95	1995-2000	
Bureau of Economic Analysis				
Massachusetts	16.6	11.9	10.3	
MA. Division of Employment Security /3				1984-95
Massachusetts				11.8
Boston Regional Economic Model /4				
Boston Metro	7.1	4.8		
Composite Growth Rates /6				
Boston MSA	9.0	8.0	7.0	
Boston City	8.0	6.5	6.2	
Projected Employment Based on Composite Rate:	1985	1990	1995	2000
Boston City	22,791	24,614	26,214	27,839

Comments:

Steady growth along with the local economy is the outlook. Innovations in finance in other business types may retard growth in banking.

Notes: See Table A-1.

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Table A-11. Comparison of Projected Employment Changes in Other Credit and Securities (SIC 61,62), Based on Various Sources, 1985-2000

(in percent)

	1985-90	1990-95	1995-2000	
Bureau of Economic Analysis				
Massachusetts	28.8	18.0	8.2	
MA. Division of Employment Security /3				1984-95
Massachusetts				31.9
Boston Regional Economic Model /4				
Boston Metro	21.2	15.0		
Composite Growth Rates /6				
Boston MSA	25.0	20.0	12.0	
Boston City	24.0	17.0	9.1	
Projected Employment Based on Composite Rate:	1985	1990	1995	2000
Boston City	13,272	16,391	19,255	21,007

Comments:

Given the key role of finance in the Boston economy, the city should grow at least as fast or faster than the Metro Area in this sector. Agglomeration of firms suggests that Boston will hold its current share of Metro employment; Boston's current share of the national market enhances the outlook.

Notes: See Table A-1. JPB 9.10.86

Table A-12. Comparison of Projected Employment Changes in Real Estate and Other Investment (SIC 65,66,67) Based on Various Sources, 1985-2000

(in percent)

	1985-90	1990-95	1995-2000	
Bureau of Economic Analysis				
Massachusetts	14.0	9.8	7.7	
MA. Division of Employment Security /3				1984-95
Massachusetts				21.3
Boston Regional Economic Model /4				
Boston Metro	9.9	9.6		
Composite Growth Rates /6				
Boston MSA	14.0	9.8	8.0	
Boston City	11.0	7.5	7.2	
Projected Employment Based on Composite Rate:	1985	1990	1995	2000
Boston City	14,225	15,790	16,974	18,196

Comments:

Assumes city growth nearly equal to Metro Area growth due to similar change factors.

Notes: See Table A-1.

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Table A-13. Employment in Finance/Insurance/Real Estate, Suffolk County, 1976 and 1984

Type of Business	1984		1976	
	Number of Employees	Percent of Total	Number of Employees	Percent of Total
Finance/Insurance/Real Estate	73,071	100	66,700	100
Banking	19,568	27	14,388	22
Other Credit & Securities *	11,395	16	7,453	11
Insurance	28,895	40	36,873	55
Real Estate & Other Investment	12,213	17	7,283	11
Aministrative/Auxiliary **	1,000	1	703	1

* Not disclosed for 1984; estimated.
** Not disclosed for 1976 or 1984; estimated.

Source: County Business Patterns, Massachusetts, 1984.

Table A-14. Comparison of Projected Employment Changes in Hotel Services, Based on Various Sources, 1985-2000

(in percent)

	1985-90	1990-95	1995-2000	
Bureau of Economic Analysis				
Massachusetts	10.8	8.6	6.9	
MA. Division of Employment Security /3				1984-95
Massachusetts				21.3
Boston Regional Economic Model /4				
Suffolk County	40.3	12.1		
Boston Metro	20.3	8.4		
Boston Redevelopment Authority /5				
Boston City	40.1	12.1		
Composite Growth Rates /6				
Boston MSA	12.0	8.6	6.9	
Boston City	9.8	7.3	6.5	
Projected Employment Based on Composite Rate:	1985	1990	1995	2000
Boston City	10,246	11,249	12,070	12,855

Comments:

Boston added 4,391 hotel rooms from 1980-85 while hotel employment grew by 3,800 jobs. From 1986-89, 825 room will be added to the hotel stock, supporting an additional 550 jobs using the "rule of thumb" ratio of one job for every 1.5 hotel rooms. However, the 1980-85 experience implies that the ratio of hotel rooms to jobs was 1.16. Using that ratio, the new hotel rooms 1986-1989 would support about 700 jobs. From 1985-1990, about 1,075 new hotel rooms would support between 720 and 930 employees based on the different ratios. The assumed number for this estimate is 1,000 for 1985-1990 to allow for additional rooms for which plans may be announced in the near future.

Notes: See Table A-1. JPB 9.10.86

Table A-15. Comparison of Projected Employment Changes in Medical Services, Based on Various Sources, 1985-2000

(in percent)

	1985-90	1990-95	1995-2000	
Bureau of Economic Analysis				
Massachusetts	15.9	11.6	5.8	
MA. Division of Employment Security /3				1984-95
Massachusetts				23.8
Boston Regional Economic Model /4				
Suffolk County	15.8	11.2		
Boston Metro	17.5	14.6		
Boston Redevelopment Authority /5				
Boston City	15.2	11.2		
Composite Growth Rates /6				
Boston MSA	17.5	14.6	9.0	
Boston City	14.9	10.1	6.0	

Projected Employment Based on Composite Rate:	1985	1990	1995	2000
Boston City	65,855	75,681	83,313	88,312

Comments:

Boston's specialty is hospitals which make up 72 percent of health services employment, compared to 52 percent in the state. See Tables A-16 and A-17. Cost containment may retard growth in hospital employment, affecting Boston more than the state. Other health services will grow to give Boston a substantial increase in the whole health sector.

Notes: See Table A-1. JPB 9.10.86

Table A-16. Massachusetts Employment in Medical Services, 1984

SIC	Industry	Employees	Percent of All Health
80	All Health Services	241,755	100.0
801	Offices of Physicians	22,636	9.4
802	Offices of Dentists	12,669	5.2
804	Health Practitioners	2,896	1.2
805	Nursing/Personal Care	51,460	21.3
806	Hospitals	127,275	52.6
807	Medical and Dental Labs	3,604	1.5
808	Outpatient Care Facilities	9,518	3.9
809	Other Health and Allied Services	11,475	4.7
803	Offices of Osteopathic Physicians	30	*

* Less than 1.0 percent.
Source: County Business Patterns, Massachusetts, 1984.

Table A-17. Suffolk County Employment in Medical Services, 1984

SIC	Industry	Employees	Percent of All Health
80	All Health Services	63,503	100.0
801	Offices of Physicians	3,090	4.9
802	Offices of Dentists	1,150	1.8
804	Health Practitioners	280	0.4
805	Nursing/Personal Care	7,515	11.8
806	Hospitals	45,953	72.4
807	Medical and Dental Labs	312	0.5
808	Outpatient Care Facilities	2,712	4.3
809	Other Health and Allied Services	2,491	3.9

Source: County Business Patterns, Massachusetts, 1984.

Table A-18. Comparison of Projected Employment Changes in Educational Services, Based on Various Sources, 1985-2000

(in percent)

	1985-90	1990-95	1995-2000	
Bureau of Economic Analysis				
Massachusetts	12.7	7.4	3.6	
MA. Division of Employment Security /3				1984-95
Massachusetts				5.0
Boston Regional Economic Model /4				
Suffolk County	2.4	8.6		
Boston Metro	39.2	12.1		
Boston Redevelopment Authority /5				
Boston City	2.3	8.6		
Composite Growth Rates /6				
Boston MSA	20.0	10.0	6.0	
Boston City	8.0	3.0	3.6	
Projected Employment Based on Composite Rate:	1985	1990	1995	2000
Boston City	27,696	29,912	30,803	31,903

Comments:

Boston is losing Emerson College before 1990. Demographic changes and student housing constraints suggest that growth in the next 15 years will be at a slower pace than growth in the last 9 years (17 percent from 1976-1985). Private secondary schools should account for growth due to the continuing trend toward private education in Boston.

Notes: See Table A-1.

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Table A-19. Comparison of Projected Employment Changes in Cultural Services (SIC 78,79,84) Based on Various Sources, 1985-2000

(in percent)

	1985-90	1990-95	1995-2000	
Bureau of Economic Analysis				
Massachusetts	16.3	12.2	8.7	
MA. Division of Employment Security /3				1984-95
Massachusetts				6.1
Boston Regional Economic Model /4				
Suffolk County	7.0	3.1		
Boston Metro	18.2	13.0		
Boston Redevelopment Authority /5				
Boston City	7.0	3.1		
Composite Growth Rates /6				
Boston MSA	18.2	13.0	14.0	
Boston City	11.6	4.1	4.5	
Projected Employment Based on Composite Rate:	1985	1990	1995	2000
Boston City	6,274	6,999	7,283	7,611

Comments:

Boston seems unlikely to lose a major professional sports team (Red Sox, Celtics or Bruins) as some central cities have in the last decade. Museums are doing well; increases in population and employment base and unlikely changes in labor productivity along with land use constraints suggest that the sector will grow modestly.

Notes: See Table A-1.

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Table A-20. Comparison of Projected Employment Changes in Business Services Based on Various Sources, 1985-2000

(in percent)

	1985-90	1990-95	1995-2000	
Bureau of Economic Analysis				
Massachusetts	20.6	15.2	7.7	
MA. Division of Employment Security /3				1984-95
Massachusetts				59.9
Boston Regional Economic Model /4				
Suffolk County	19.3	14.3		
Boston Metro	24.1	22.8		
Boston Redevelopment Authority /5				
Boston City	19.8	14.0		
Composite Growth Rates /6				
Boston MSA	25.0	23.0	19.0	
Boston City	27.5	22.6	19.1	

Projected Employment Based on Composite Rate:	1985	1990	1995	2000
Boston City	47,183	60,158	73,754	87,841

Comments:

Given the key role of business services in the Boston economy, the city should grow at least as fast or faster than the Boston Metropolitan Area in this sector. Agglomeration of firms suggests that Boston will hold its current share of Metro employment; the office market is a prime factor. Note that BEA state projections include personal and miscellaneous repair, both of which have lower growth rates than business services. Consequently, the composite rates, which apply only to business services, are higher than BEA rates.

Notes: See Table A-1. JPB 9.10.86

Table A-21. Comparison of Projected Employment Changes in Social/Nonprofit Services (SIC 83,86) Based on Various Sources, 1985-2000

(in percent)

	1985-90	1990-95	1995-2000	
Bureau of Economic Analysis				
Massachusetts	11.4	6.6	3.8	
MA. Division of Employment Security /3				1984-95
Massachusetts				35.7
Boston Regional Economic Model /4				
Suffolk County	18.0	3.1		
Boston Metro	17.4	7.6		
Boston Redevelopment Authority /5				
Boston City	17.8	3.1		
Composite Growth Rates /6				
Boston MSA	18.0	11.0	8.0	
Boston City	17.5	6.7	7.0	

Projected Employment Based on Composite Rate:	1985	1990	1995	2000
Boston City	20,471	24,060	25,660	27,456

Comments:

In this era of limited government urban programs, nonprofits will continue to try to meet urban needs. However, without an infusion of Federal funds, nonprofit agencies will grow modestly. Membership organizations should follow the city's general upward trend in daytime and resident population.

Notes: See Table A-1. JPB 9.10.86

Table A-22. Comparison of Projected Employment Changes in Professional Services (SIC 81,89) Based on Various Sources, 1985-2000

(in percent)

	1985-90	1990-95	1995-2000	
Bureau of Economic Analysis				
Massachusetts	17.2	15.0	11.8	
MA. Division of Employment Security /3				1984-95
Massachusetts				31.6
Boston Regional Economic Model /4				
Suffolk County	15.7	28.4		
Boston Metro	22.5	18.0		
Boston Redevelopment Authority /5				
Boston City	17.4	14.7		
Composite Growth Rates /6				
Boston MSA	22.5	18.0	15.0	
Boston City	24.0	19.7	17.9	
Projected Employment Based on Composite Rate:	1985	1990	1995	2000
Boston City	36,317	45,033	53,882	63,543

Comments:

Given the key role of professional services in the Boston economy, the city should match or exceed the Metro Area rate in this sector. Agglomeration of firms suggests that Boston will maintain or increase its current share of Metro employment; the strong office market is a prime factor.

Notes: See Table A-1. JPB 9.10.86

Table A-23. Comparison of Projected Employment Changes in Personal & Repair Services (SIC 72,75,76) Based on Various Sources, 1985-2000

(in percent)

	1985-90	1990-95	1995-2000	
Bureau of Economic Analysis				
Massachusetts	17.9	14.4	10.0	
MA. Division of Employment Security /3				1984-95
Massachusetts				20.2
Boston Regional Economic Model /4				
Boston Metro	10.1	10.8		
Boston Redevelopment Authority /5				
Boston City	14.8	17.1		
Composite Growth Rates /6				
Boston MSA	15.0	11.0	10.0	
Boston City	15.0	11.0	10.0	
Projected Employment Based on Composite Rate:	1985	1990	1995	2000
Boston City	11,811	13,586	15,080	16,588

Comments:

Change factors would be similar across the Metro Area. City growth should match Metro growth unless population growth rates diverge.

Notes: See Table A-1.

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